

1. GENERAL COASTAL RESOURCES
2. COASTAL HAZARD AREA
3. ESTUARINE EMBAYMENTS
4. TIDAL WETLANDS

EXISTING AVERAGE BUILDING GRADE		PROPOSED AVERAGE BUILDING GRADE	
Spot Elev No.	Grade Elevation	Spot Elev No.	Grade Elevation
1	11.9	1	13.1
2	11.7	2	14.5
3	13.6	3	13.6
4	13.7	4	13.6
5	13.7	5	13.5
6	13.8	6	13.7
7	13.2	7	13.7
8	12.8	8	13.7
Total	104.4	Total	109.4
No. of Points	8	No. of Points	8
AVG. GRADE	13.1	AVG. GRADE	13.7

SITE: 13 COVLE DRIVE			
ZONE: RESIDENCE A			
TOTAL SITE AREA: 0.353 AC. 15,377 S.F. (UP TO MEAN HIGH WATER)			
2.	TOTAL LOT AREA (GROSS)		15,377 S.F.
3.	EASEMENTS, ACCESSWAY	0	
4.	ADD'L EXCLUSIVE SURFACE EASEMENTS	0	
5.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
6.	TOTAL OF EASEMENTS & ROADS (SUM OF LINES 2, 3 & 4)		0 S.F.
7.	WETLAND AREAS	812 S.F.	
8.	STEP SLOPES - 35% (BASED ON TOWN GIS DATA)	0 S.F.	
9.	TOTAL WETLAND & STEP SLOPES (SUM OF LINES 6 & 7)	812 S.F.	
10.	WETLAND SLOPE REDUCTION DETERMINE BASE LOT AREA (LINE 1 MINUS LINES 5 AND LINE 9)	0.30 X LINE 8	650 S.F.
11.	DETERMINE MAXIMUM ALLOWABLE LOT AREA COVERAGE BASE LOT AREA X 15% LINE 10 X 0.25		14,727 S.F.
12.	DETERMINE MAXIMUM ALLOWABLE BUILDING COVERAGE BASE LOT AREA X 15% LINE 10 X 15		2,209 S.F.
DETERMINE PROPOSED BUILDING AREA COVERAGE			
13.	EXISTING BUILDING AREA	2,795 S.F.	
14.		SUM OF LINE 13	2,795 S.F.
15.	PROPOSED BUILDING COVERAGE		
	PROPOSED DWELLING	2,520 S.F.	
	PROPOSED COVERED PORCHES	228 S.F.	
		SUM OF LINE 15	2,757 S.F.
DETERMINE PROPOSED TOTAL AREA COVERAGE			
16.	EXISTING BUILDING AREA	2,795 S.F.	
	EXISTING DRIVEWAY	1,352 S.F.	
	EXISTING DOCK	37 S.F.	
17.		SUM OF LINE 16	4,184 S.F.
18.	PROPOSED TOTAL COVERAGE		
	PROPOSED DOCK (APPROVED BY DEEP)	27 S.F.	
21.	PROPOSED BUILDING COVERAGE	2,757 S.F.	
	PROPOSED DRIVEWAY	942 S.F.	
19.		SUM OF LINE 18	3,726 S.F.
20.	ALLOWABLE TOTAL BUILDING COVERAGE	15%	2,209 S.F.
21.	EXISTING BUILDING COVERAGE	18.98%	2,795 S.F.
22.	PROPOSED BUILDING COVERAGE	18.72%	2,757 S.F.
23.	ALLOWABLE TOTAL COVERAGE	25%	3,682 S.F.
24.	EXISTING TOTAL COVERAGE	28.41%	4,184 S.F.
25.	PROPOSED TOTAL COVERAGE	25.30%	3,726 S.F.

NOTE:

1. EXISTING COVERAGE INFORMATION TAKEN FROM ZONING MAP OF PROPERTY PREPARED BY LANDTECH DATED OCTOBER 24, 2019.

THIS PLANTING PLAN WAS DESIGNED TO PROVIDE A DENSE HERBACEOUS BUFFER TO A TIDAL WETLAND

THE FOLLOWING SPECIES ARE RECOMMENDED FOR THIS PROPERTY AND CAN BE PLANTED AS PLUGS AT A SPACING RECOMMENDED BY THE LANDSCAPER.

THE SPECIES ARE INTENDED TO BE PLANTED IN CLUMPS.

THE HOMEOWNER CAN SELECT ANY OR ALL OF THE SPECIES BELOW AND IS ALLOWED TO ADD
ADDITIONAL SUITABLE SPECIES TO CREATE THE WANTED ASTHETICS.

PLANTING RECOMMENDATIONS

COMMON NAME	BOTANICAL NAME
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Black eyed susan	<i>Rudbeckia hirta</i>
Red fescue	<i>Festuca rubra</i>
Seaside goldenrod	<i>Solidago sempervirens</i>
Eastern purple coneflower	<i>Echinacea purpurea</i>
Switch grass	<i>Panicum virgatum</i>

EXISTING SYMBOLS:

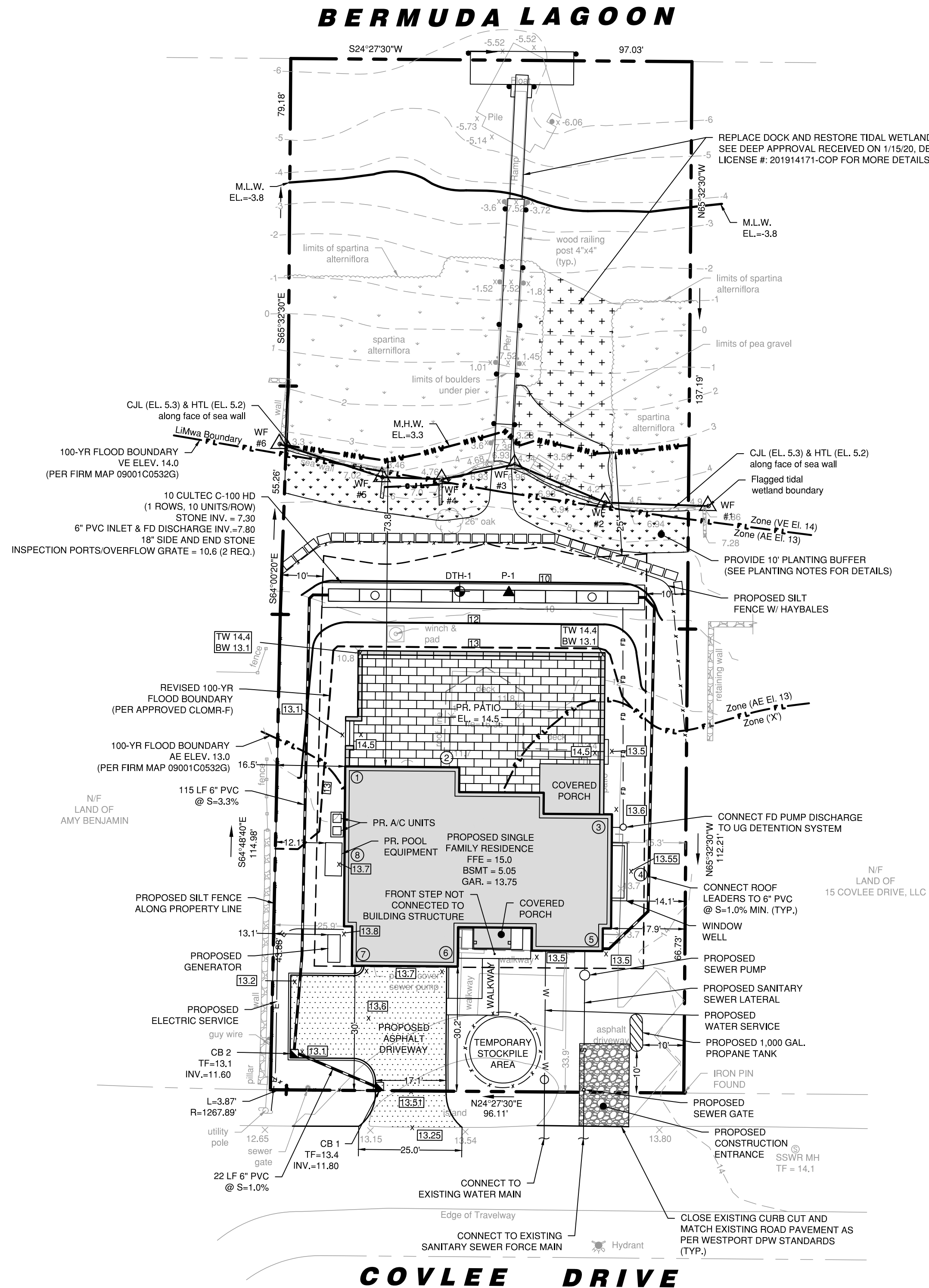
PROPOSED SYMBOLS:

- | | | |
|--------------------|----------|----------------------------------|
| ● Iron Pin (Found) | ● (YD) | Storm Yard Drain |
| □ Monument (Found) | ● (MH) | Storm Drain Manhole |
| ○ Manhole | ● (CB) | Catch Basin |
| □ "CB" Catch Basin | ○ (SSMH) | Sanitary Sewer Manhole |
| Utility Pole | ▲ P-1 | Perc Test Hole Location & Number |
| Light Pole | ⬆ DTH-1 | Deep Test Hole Location & Number |
| WG Water Gate | Ⓜ | Proposed Well |
| GV Gas Valve | | |
| GM Gas Meter | | |
| W Existing Well | | |

EXISTING LINETYPES:

PROPOSED LINETYPES:

- | | | | |
|--|-----------------------------|--|----------------------------|
| | Property Line | | Sanitary Sewer |
| | Sanitary Sewer Line | | Electric Service |
| | U/G Elec. Line | | Water Service |
| | Water Line | | U/G Telephone Service |
| | Overhead Utilities | | Electric/Telephone Service |
| | U/G Tele. Line | | Primary Septic |
| | U/G Electric/Telephone Line | | Reserve Septic |
| | Wood/Chain Link Fence | | Retaining Wall |
| | Stone Ret. Wall | | Contour |
| | Contour | | Spot Elevation |
| | Wetland Limit | | Silt Fence (GSF) |
| | Spot Elevation | | Wood/Chain Link Fence |
| | Watercourse Limit | | Construction Fence |
| | Drainage Line | | Vegetative Buffer |
| | Town/City Line | | Wetland Limit (Flagged) |
| | 25 Year Flood Line | | |
| | 100 Year Flood Line | | |
| | FEMA Flood Zone Line | | |
| | Floodway Boundary | | |
| | Mean High Water | | |
| | Coastal Jurisdiction Line | | |

[illegible]

PROJECT No. 19123-01

SCALE	DATE
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11/14/2011	11/14/2011
DRAWN BY: CL	CHECKED BY: RP

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BY PUBLIC AGENCIES ONLY



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
- SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
- ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM OR DISPERSED IN AN UNDISTURBED FIELD AREA. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION.
- WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
- SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/4 TO 1/2 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
- ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

EXCAVATION/FILL NOTES:

- NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
- THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
- PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
- AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
- FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS.
- MAXIMUM CUT/FILL:
BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =
14,808 SF X (0.5 X 25%) X 10 / 27 = 685.6 CY
PROPOSED FILL: 245 CY
PROPOSED CUT: 2 CY
NET CUT/FILL: 243 CY (FILL)

PERCOLATION TEST DATA

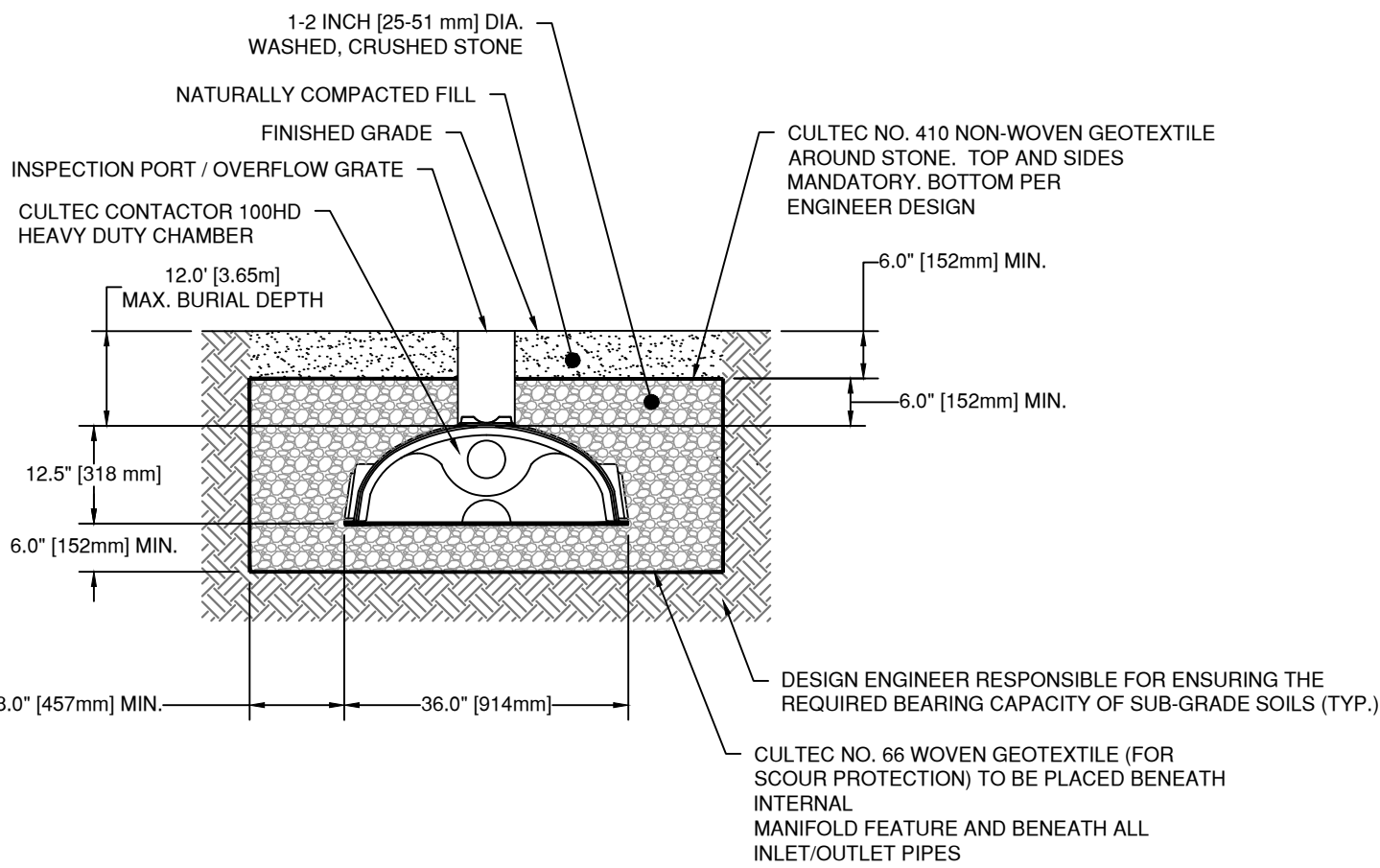
Perc Hole	P-1	Date:	10/21/2019		
Depth:	30 in.	Pre-soak:	1 Hour		
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)	
8:45	6.00				
8:55	19.00	13.00	00:10	0.77	
9:05	24.00	5.00	00:10	2.00	
REFILL					
9:15	8.00				
9:25	19.00	11.00	00:10	0.91	
9:35	24.00	5.00	00:10	2.00	
9:45	26.00	2.00	00:10	5.00	
Final Rate:	1" in	5.00 minutes			

TEST HOLE DATA

SOIL TESTS CONDUCTED ON OCTOBER 21, 2019

TEST HOLE 1

0 - 8"	TOPSOIL
8 - 18"	BROWN SAND & GRAVEL
18 - 39"	TAN SAND & GRAVEL
39 - 78"	LIGHT BROWN SAND & GRAVEL
	NO MOTTLING, NO GROUNDWATER, NO LEDGE
	NO RESTRICTIVE LAYER



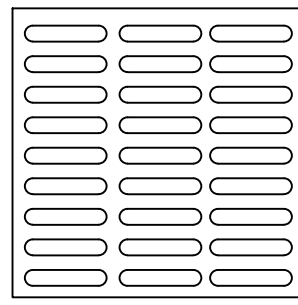
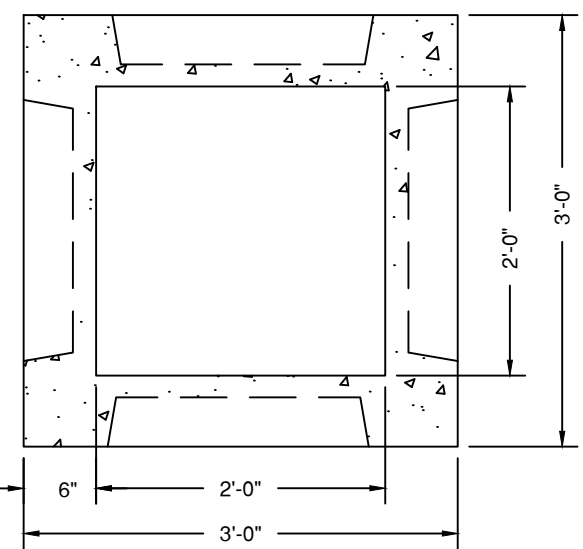
GENERAL NOTES

CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 3.84 CF/FT (0.82 M³/3) PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
MAXIMUM ALLOWED COVER ON TOP OF UNIT SHALL BE 12.0' (3.66 m)
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS

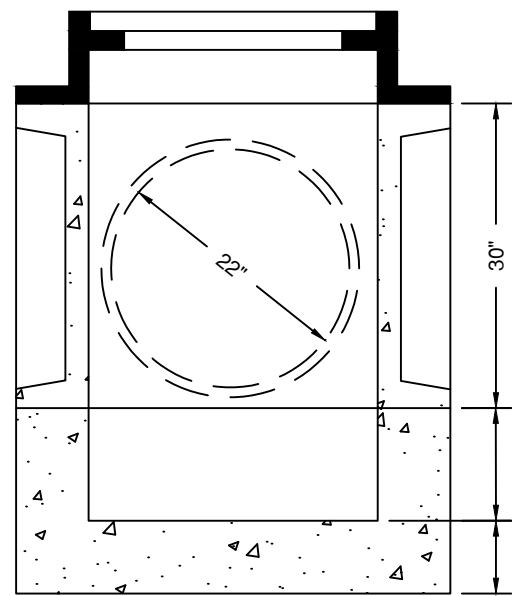
WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC CONTACTOR 100HD HEAVY DUTY (NON-TRAFFIC APP.) TYPICAL CROSS SECTION

(NTS)



GRATE DETAIL

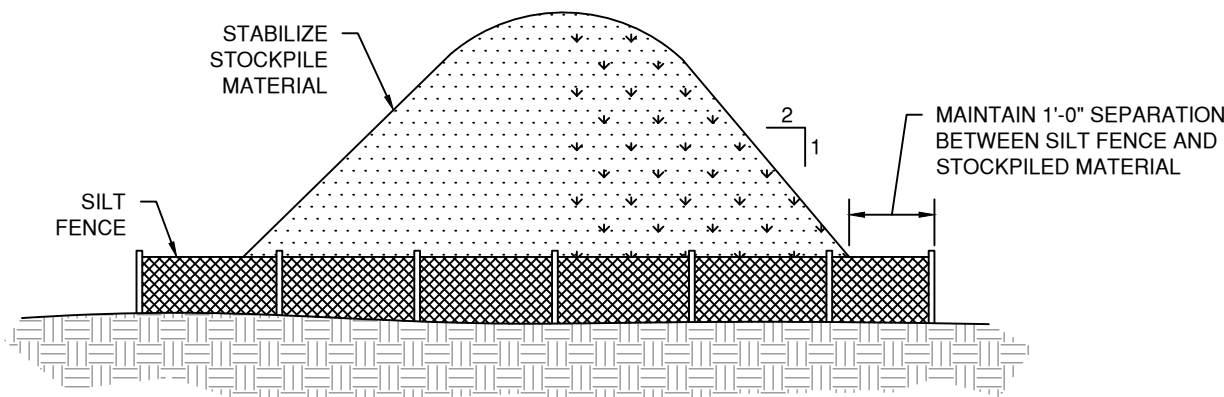


GENERAL NOTES

- REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
- GRATE - FINISH SELECTED BY OWNER
- 4" HIGH SLUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
- APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800LBS.

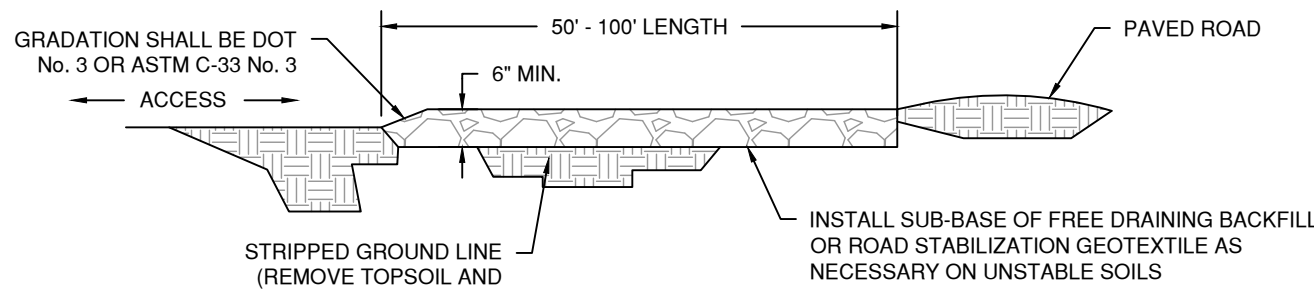
2' X 2' PRECAST CONCRETE CATCH BASIN

(NTS)



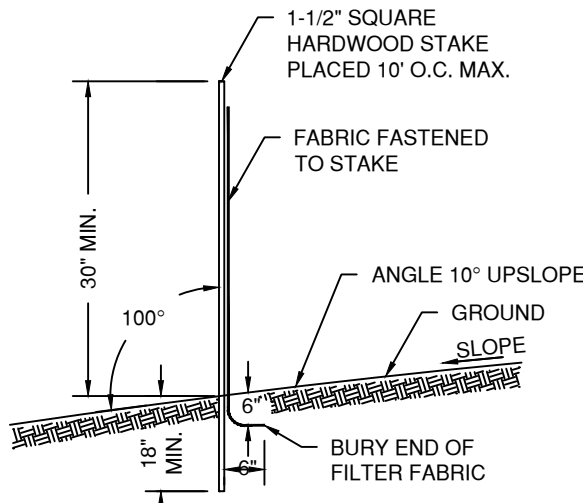
STOCKPILE DETAIL

(NTS)



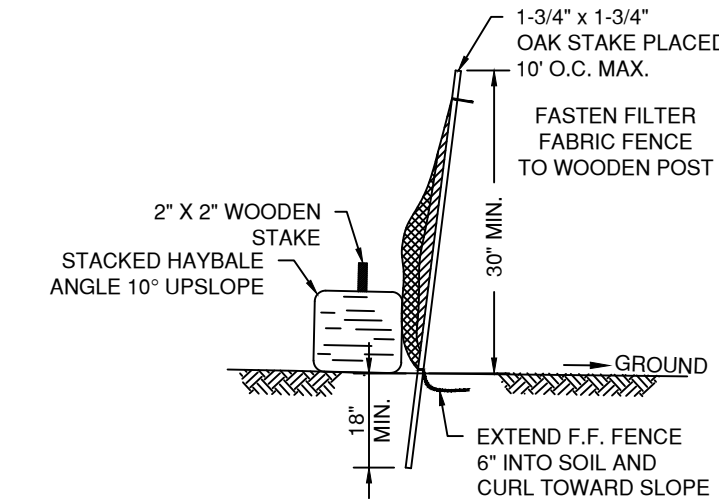
CONSTRUCTION ENTRANCE

(NTS)



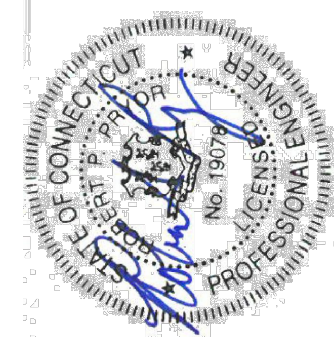
GEOTEXTILE SILT FENCE

(NTS)



SILT FENCE W/ HAY BALES

(NTS)



REMOVED POOL	2/26/20	ADDED EXISTING SPOT ELEVATION AT CORNER OF PATIO	2/21/20	REVISED PER STAFF COMMENTS	02/23/19	ISSUED FOR RFA	ISSUE
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Civil & Structural Engineers
Environmental Scientists
Permit Coordination
Construction Management
Construction France

LANDTECH

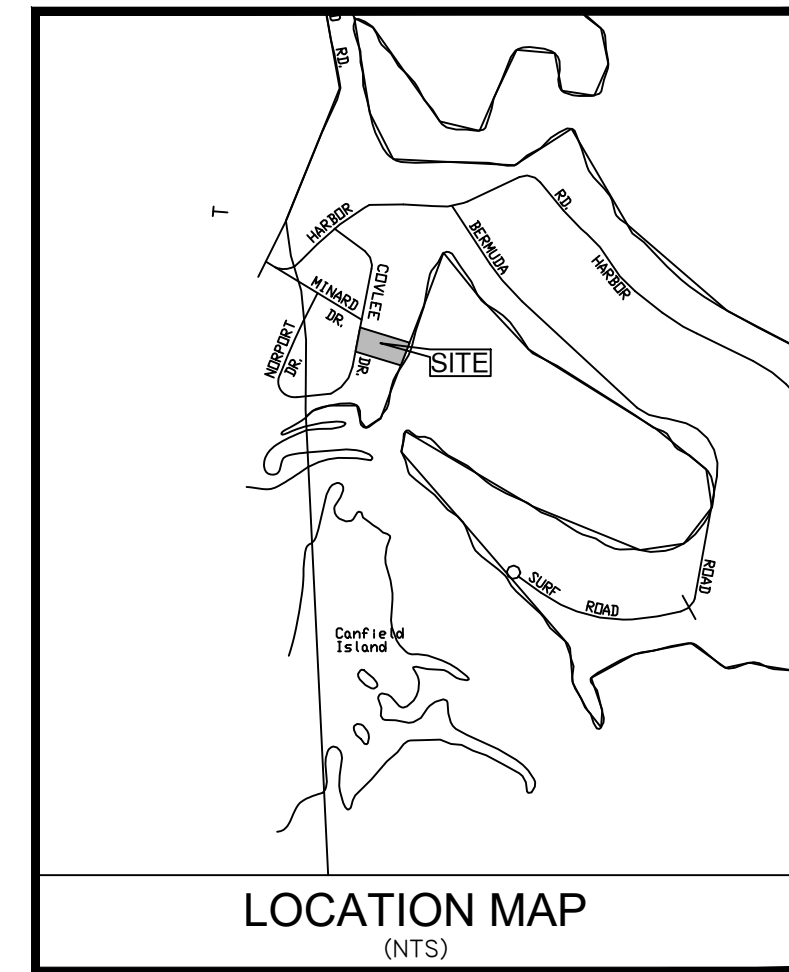
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

PREPARED FOR: JANE LESHEM	PROJECT LOCATION: 13 COVLEE DRIVE WETPORT, CT	TITLE: SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE NOTES AND DETAILS
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PROJECT No.	19123-01
SCALE NTS	DATE 11/14/2019
DRAWN BY: CL	CHECKED BY: RP

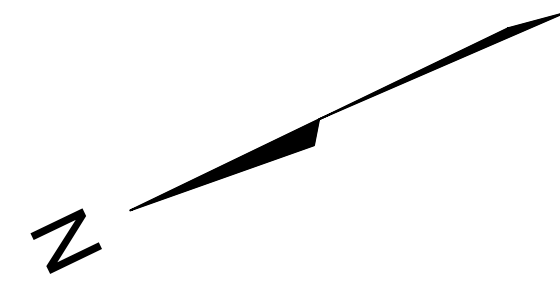
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C-2

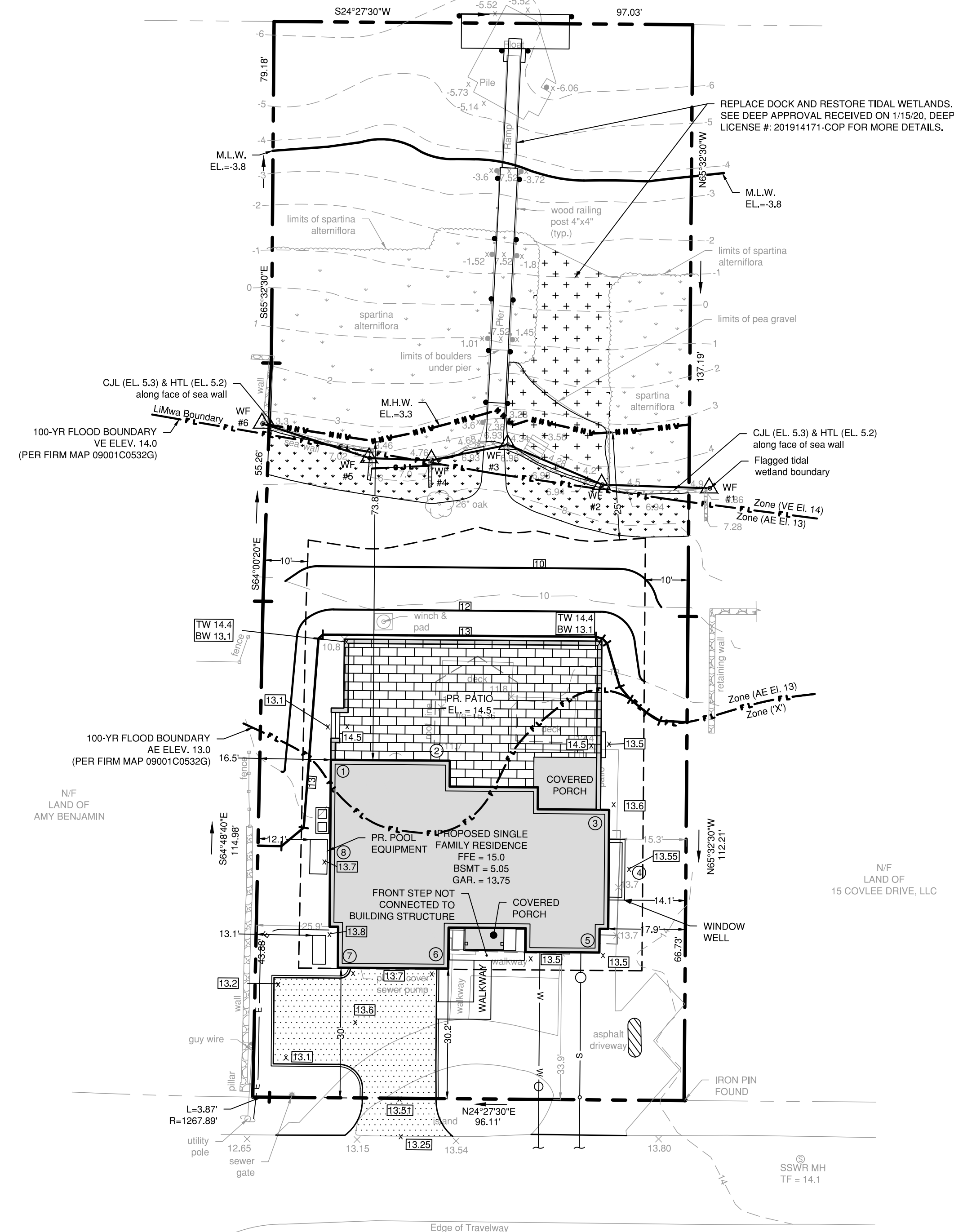


GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 13 COVLEE DRIVE TAKEN FROM ZONING MAP OF PROPERTY PREPARED BY LANDTECH DATED OCTOBER 24, 2019.
2. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 13) AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), COMMUNITY TOWN OF WESTPORT, NUMBER 090019, PANEL 0532, SUFFIX G, MAP NUMBER 09001C0532G, REVISED MAP DATE JULY 8, 2013.



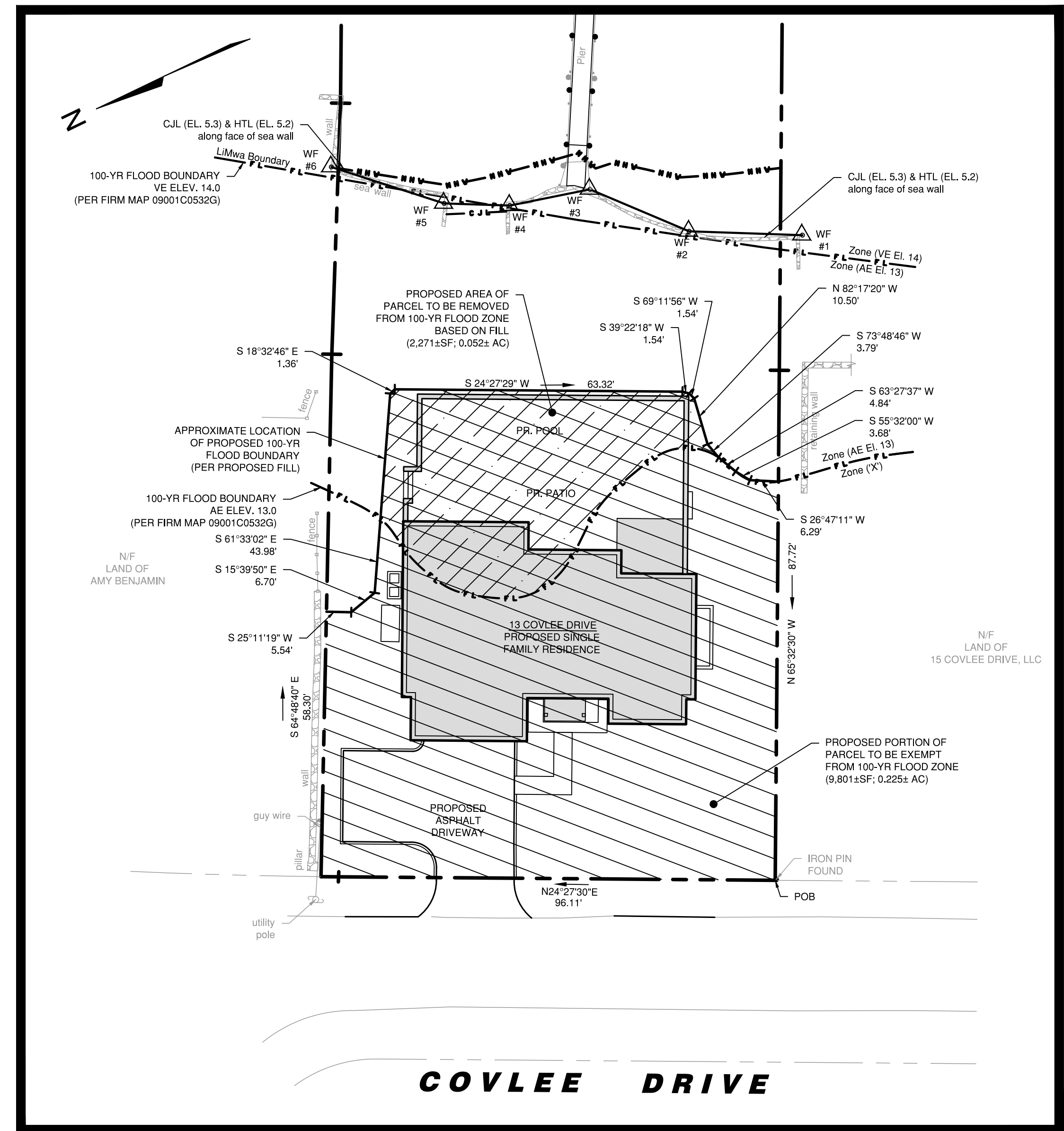
BERMUDA LAGOON



COVLEE DRIVE

PROPOSED SITE PLAN

SCALE: 1" = 20'



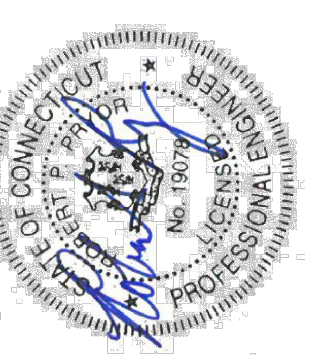
PROPOSED AREA TO

BE REMOVED EXHIBIT

SCALE: 1" = 20'



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Civil Engineering - Site Planning
Professional Engineer License No. 10179
Structural Engineering License No. 10179
Permit Coordinating & Management
Construction Management & Planning

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PREPARED FOR: JANE LESHEM
PROJECT LOCATION: 13 COVLEE DRIVE
WETPORT, CT
TITLE: SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE
SITE PLAN FOR CLOMR-F APPLICATION

PROJECT No. 19123-01
SCALE: 1" = 20' DATE: 11/14/2019
DRAWN BY: CL CHECKED BY: RP

C-3